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TRANSFER
TAX
PAID

QUITCLAIM DEED

031675

KNOW ALL MEN BY THESE PRESENTS, THAT I, PETER G. ALFOND, of Waterville, in the County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by the President and Trustees of COLBY COLLEGE, a Maine corporation duly organized and existing under the laws of the State of Maine and having a principal office in Waterville, County of Kennebec and State of Maine, whose mailing address is 4760 Mayflower Hill Drive, Waterville, Maine 04901-8847

the receipt whereof I do hereby acknowledge do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said President and Trustees of COLBY COLLEGE, its successors and assigns forever,

A certain lot or parcel of land situated in WATERVILLE, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Main Street, said point marking a Southeasterly corner of Lot 6 of Mountain Farm Subdivision as filed in the Kennebec County Registry of Deeds in File Number E-85087 and being land now or formerly of Alan D. Lewis and Chalmer M. Lewis as recorded in the Kennebec County Registry of Deeds in Book 3424 Page 321; thence South twenty degrees fifty-three minutes East (S 20° 53' E) along the Westerly side of Main Street for two hundred one and three tenths feet (201.3'), more or less, to an iron pipe located at the intersection of the Westerly line of Main Street with the Northerly line of Mountain Farm Road, so-called; thence South sixty-nine degrees zero minutes West (S 69° 00' W) along the Northerly line of Mountain Farm Road for two hundred and one tenth feet (200.1'), more or less, to an iron pipe; thence South sixty-nine degrees four minutes West (S 69° 04' W) along the land now or formerly of Leo F. Poulin Co. as recorded in the Kennebec County Registry of Deeds in Book 3403, Page 57 for one hundred fifty and nine tenths feet (150.9'), more or less, to a steel pin; thence South fifty-seven degrees forty minutes West (S 57° 40' W) along the land of Leo F. Poulin Co. for eighty-five and nine tenths feet (85.9'), more or less, to a steel pin; thence South eighty degrees six minutes West (S 80° 06' W) along the land of Leo F. Poulin Co. for eighty-eight and seven tenths feet (88.7'), more or less, to a steel pin on the Northerly line of Lot A; thence South sixty-eight degrees fifty-one minutes West (S 68° 51' W) along the land of said Leo F. Poulin Co. for one hundred

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fifty-three and eight tenths feet (153.8'), more or less, to an iron pipe marking a Northwesterly corner of Lot A, and the Southwesterly corner of Lot 5 of the aforementioned Mountain Farm Subdivision; thence North eleven degrees sixteen minutes East (N 11° 16' E) along the land now or formerly of President and Trustees of Colby College as recorded in the Kennebec County Registry of Deeds in Book 1331, Page 386 for two hundred thirty-six and one tenth feet (236.1'), more or less, to an iron pipe, said iron pipe marking a Northwesterly corner of Lot 5 and a Southwesterly corner of Lot 6 of the aforementioned Mountain Farm Subdivision; thence North sixty-eight degrees fifty minutes East (N 68° 50' E) along the Southerly line of Lot 6, being land of said Lewis, for five hundred forty-five and six tenths feet (545.6'), more or less, to an iron pipe; thence North sixty-eight degrees forty-nine minutes East (N 68° 49' E) along the Southerly line of Lot 6 of the aforementioned Mountain Farm Subdivision, being land of said Lewis, for four and eight tenths feet (4.8'), more or less, to the point of beginning.

THE ABOVE described premises is Lot 5 as shown on a Survey Plan entitled "Revision of Lots A & 5 of Mountain Farm Subdivision" dated November 1988 and recorded in the Kennebec County Registry of Deeds in Plan File D-89004.

Being the same premises conveyed to the Grantor herein and Karen B. Alfond by Deed of Terry Brandwein Bolduc, dated June 19th, 1991 and recorded in the Kennebec Registry at Book 3927 Page 283. See also Divorce Abstract dated November 19th, 1992 and recorded in the Kennebec Registry of Deeds at Book 4279 Page 68 wherein the above described premises was set apart as the sole property of Peter G. Alfond, the Grantor herein.

P.G.A.

The above described premises are conveyed subject to the following restrictions which shall be deemed appurtenant and therefore running with the land and binding upon the Grantee herein, its successors and assigns:

- (1) Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.
- (2) Said lot shall not be further subdivided or divided in any manner.
- (3) Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.

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- (4) Said lot shall be subject to an undisturbed natural buffer zone measuring 200 feet wide and 200 feet deep beginning at the easterly line of said lot on Upper Main Street.
- (5) The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective lines of any adjoining lot.
- (6) No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.
- (7) No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
- (8) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.
- (9) Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantee herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to John E. Nale and Leo F. Poulin Co., their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. John E. Nale and Leo F. Poulin Co. shall not be responsible for the enforcement of the restrictions.

P.G.A.

Said restrictions have been modified as set forth in a deed from John E. Nale and Carol J. Nale to Terry Brandwein Bolduc dated August 10, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3543 Page 190.

IN WITNESS WHEREOF, I, the said PETER G. ALFOND have hereunto set my hand and seal this 11th day of September, 2002.

Signed, Sealed and Delivered
in the presence of:

Harold Alfond
Witness

Peter G. Alfond
PETER G. ALFOND

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ACKNOWLEDGEMENT

STATE OF MAINE

County of Cumberland

September 11, 2002

Personally appeared the above named PETER G. ALFOND who
acknowledged the foregoing instrument to be his free act and deed. *pg 4*

Before me,

M Ouellette
NOTARY PUBLIC

Michael Ouellette
(PRINT NAME)

MICHAEL A. OUELLETTE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 30, 2004



RECEIVED KENNEBEC SS.
2002 OCT -2 AM 9:00

WITTEST: *Randy Curtis Bellamy*
REGISTER OF DEEDS